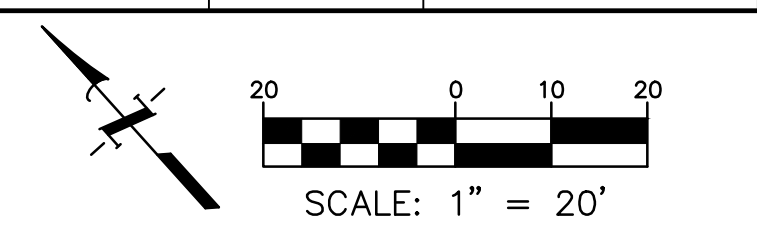


LEGEND		
EXISTING	PROPOSED	DESCRIPTION
SURVEY FEATURES		
○ IPS		IRON PIN SET
● IPF		IRON PIN FOUND
△ TP		CONTROL POINT
⊕ BM		BENCHMARK
⊞ ROM		RIGHT OF WAY MARKER
SITE		
		CURB & GUTTER
		EDGE OF PAVEMENT
		SIDEWALK
		CENTERLINE
		FIRE LANE
		TREELINE
		SIGN
		PRKG. COUNT-REGULAR
		PRKG. COUNT - HC
		PRKG. COUNT-COMPACT
		TRAFFIC FLOW ARROWS
		H/C SYMBOL
		ADA RAMP
		ADA ROUTE
		BICYCLE PARKING
		BOLLARDS
		WHEEL STOPS
		LIGHT POLE
		RETAINING WALL
		FENCE W/ TYPE
STORM		
		STORM PIPE
		GRATE INLET
		CURB INLET
SANITARY SEWER		
		SEWER MAIN & MANHOLE
		CLEAN-OUT
		FORCE MAIN
WATER DISTRIBUTION		
		WATER MAIN
		IRRIGATION LINE
		FIRE HYDRANT
		FIRE DEPT. CONNECTION
		METER BOX
		WATER FITTINGS & BENDS
		GATE VALVE & REDUCER
POWER, GAS, TV		
		ELECTRIC
		ELEC. MANHOLE & METER
		TELEPHONE
		TELEPHONE RISER
		CABLE
		CABLE TV RISER
		FIBER OPTIC
		UTILITY POLE & GUY WIRE
		LIGHT POLE
		GAS LINE
		GAS VALVE & METER
		TREE
		TREE TO BE REMOVED
		TREE TO BE SAVED



PROJECT INFORMATION AND NOTES:

- OWNER/DEVELOPER: B-CS DEVELOPMENT GROUP, LLC
- SITE ADDRESS: SOUTHWEST CORNER OF THE INTERSECTION OF HENSEL AVENUE & S. TEXAS AVENUE
- LEGAL DESCRIPTION: NORTH OAKWOOD, BLOCK 3, LOT 3, 4, 5 & 25' OF 2
- ZONING: RESIDENTIAL - NEIGHBORHOOD CONSERVATION DISTRICT (R-NC)
- LAND USE: RESIDENTIAL PATIO HOMES
- CITY STANDARDS: ALL WORK SHALL COMPLY WITH CITY OF BRYAN CONSTRUCTION STANDARDS, DETAILS AND SPECIFICATIONS.
- DEMOLITION/CONSTRUCTION WASTE: SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OF BOXED AND/OR METAL DUMPSTER SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
- EROSION CONTROL: CONTRACTOR SHALL PROVIDE EROSION CONTROL FEATURES AS INDICATED ON SHEET 4 - EROSION CONTROL PLAN AND 11 - EROSION CONTROL DETAILS.
- WASTEWATER: THE WASTE STREAM TO BE GENERATED AT THIS SITE IS NORMAL DOMESTIC WASTEWATER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE

- CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- IRRIGATION SYSTEM: POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY STANDARDS.
 - POTABLE WATER PROTECTION: ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.
 - ALL SIGNAGE WILL BE PERMITTED SEPARATELY AND APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE LOCATION OR SIZE.
 - LOT 8 IS TO OWNED BY THE HOA.
 - STORMWATER DETENTION POND IS PRIVATE AND WILL BE MAINTAINED BY THE HOA.
 - INDIVIDUAL BUILDINGS ARE TO BE SPRINKLER WITH 13-D FIRE SUPPRESSION SYSTEM. A FIRE SUPPLY RATE OF 30 GPM IS REQUIRED.
 - ENTRANCE GATE SHALL BE EQUIPPED WITH A KNOX BOX

ACCESSIBLE TO CITY SERVICES.

- PRIOR TO CONSTRUCTION, A BOARD CERTIFIED MASTER ARBORIST SHALL BE ASSIGNED TO MONITOR THE PROJECT DURING DEVELOPMENT TO CERTIFY THAT ADEQUATE, REASONABLE MEASURES ARE BEING TAKEN TO PRESERVE THE LARGE TREES AND SAFEGUARD THEIR CONTINUED HEALTH AND SURVIVAL. A COPY OF THE MONITORING LOGS / REPORTS WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- NO PARKING WILL BE ALLOWED IN THE DRIVE AISLE.
- PAVING DESIGN WILL BE REQUIRED TO SUSTAIN WHEEL LOADS OF A FULLY LOADED GARBAGE TRUCK.
- ALL FUTURE PAVING MAINTENANCE DUE TO DAMAGE FROM CITY TRUCKS WILL BE AT THE DEVELOPER OR HOA EXPENSE.

PARKING ANALYSIS

REQUIRED:		
2 SPACES / UNIT (1-2 BEDROOM)	=	14 SPOTS
PROPOSED:		
TOTAL PROPOSED SPOTS	=	28 SPOTS
(2 VISITOR PARKING / BUILDING)		
(2 GARAGE PARKING / BUILDING)		

SETBACKS

- SETBACKS ARE BASED ON DEED RESTRICTION COMMITTEE OF NORTH OAKWOOD HOMEOWNERS ASSOCIATION SEPTEMBER 18TH 2016
- FRONT SETBACK ALONG TEXAS AVE SHALL BE 20
- REAR SETBACK SHALL BE 30'
- NO BUILDING LINE ALONG THE SOUTHEAST SIDE OF LOT
- BUILDING LINE ALONG NORTHWEST END TRACT ADJACENT TO LYLE BARNES SHALL BE 25'
- LOT 8 SHALL HAVE A 25' BUILDING SETBACK LINE.

BUILDINGS

- PROPOSED HOMES SHALL BE MAXIMUM OF 1,750 SF OF HEATED FLOOR SPACE AND A MIN. 1,400 SQUARE FEET.
- EACH HOME WILL CONSIST OF 2 BEDROOMS.
- ALL HOMES WILL BE A MAXIMUM OF 1 STORY. MAXIMUM HEIGHT = 28 FEET PER NORTH OAKWOOD ADDITION NEIGHBORHOOD DEED RESTRICTIONS (2014)

COMMON AREA

THE COMMON AREA AT THE CORNER OF TEXAS AVENUE AND HENSEL AVENUE IS OWNED COLLECTIVE BY THE HOA. THIS AREA AND TREES SHALL REMAIN NATURAL AND CONSERVED. THIS AREA IS NOT INTENDED TO SERVE AS A SEPARATE LOT OF BUILDING SITE.

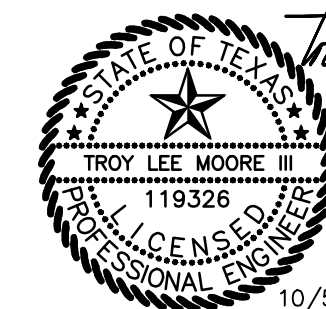
CHARLES & ANITA SZABUNIEWICZ
BRYAN, TEXAS

NORTH OAKWOOD ADDITION
SOUTHWEST CORNER OF THE INTERSECTION OF HENSEL AVENUE & S. TEXAS AVENUE
NORTH OAKWOOD, BLOCK 3, LOT 3, 4, 5 & 25' OF 2

SITE PLAN



SCALE: _____ DGN. BY: TM
DATE: 09-15-2016 DWN. BY: TM / JG
JOB NO. 15028 DWG. NO. 15028001-SITE.DWG
SUBMITTED: _____ SURV. BY: _____
F.B. NO. _____



SHEET NO.
1
OF 1